



PROPERTY LEGAL DESCRIPTION

Bids will be received at the City of Brecksville, Office of the Purchasing Director, 9069 Brecksville Road, Brecksville, Ohio 44141 until 4:00 PM January 15, 2016, for the real property described below:

Property to be sold: 7815 Chippewa Road, Brecksville, Ohio 44141, a three story, brick, six unit Apartment building, built in 1956, with approximately 5,600 sq. ft. of interior space, and an approximate 90' x 167' Lot.

PROPERTY LEGAL DESCRIPTION: Situated in the City of Brecksville, County of Cuyahoga and State of Ohio, and known as being part of Original Brecksville Township Lot No. 23, and bounded and described as follows: Beginning on the center line of Chippewa Road, (formerly Royalton Road), as originally established, (60 feet wide) at a point distant Easterly along said Original center line, 92 feet from the Southeasterly corner of land conveyed to Isaac B. Stephenson, by deed dated May 1, 1895 and recorded in Volume 597, Page 604 of Cuyahoga County Records; Thence Northerly at right angles to said Original center line of Chippewa Road, 185.86 feet to a stake; Thence Southeasterly 91.90 feet to a stake distant Northerly at right angles 167.25 feet from the said center line of Chippewa Road; Thence Southerly at right angles to said center line of Chippewa Road, 167.25 feet to said center line; Thence Westerly along said Original center line of Chippewa Road, 90 feet to the place of beginning, according to a survey of Ralph Hecker and R.F. Munz, dated June, 1911, be the same more or less, but subject to all legal highways. **Permanent Parcel Number: 605-35-013**

End of Property Legal Description

BIDDER RESPONSIBILITIES/DUE DILIGENCE

The City of Brecksville makes no representations as to unforeseen encumbrances on the property or exact property boundaries. **This property is sold "as is"**. The bidder must investigate the property for all liens, judgments, taxes, assessments, easements or other encumbrances that would attach to the property, including any possible encumbrance by the City of Brecksville. The City of Brecksville recommends that you consider retaining an attorney to do the research and provide you with a title opinion. The bidder has the responsibility to verify the property with regard to size, zoning, development potential, structural and mechanical, plumbing integrity, etc., to the extent the bidder is satisfied and understands what is being acquired. The City of Brecksville Building Department (440) 526-2630 can assist with interpreting the City of Brecksville development regulations, ordinances and codes.

BID PROCESS

1. A Bid for city-owned property must be submitted in writing on a *City of Brecksville Offer to Purchase and Contract Form* and must include a ten percent (10%) bid deposit. The *City of Brecksville Offer to Purchase and Contract Form* may be obtained at the Brecksville City Hall, 9069 Brecksville Road, Brecksville, Ohio 44141 during normal business hours. Please read the entire five-page form, which includes standard provisions and any other additional documentation.
2. The interior of the subject property may be viewed by appointment designated at the time bid materials are obtained.
3. There is a minimum bid requirement of One Hundred Ninety Four Thousand Five Hundred Dollars (\$194,500.00).
4. The City of Brecksville conveyances are with a Limited Warranty deed only and may have easements, assessments, and development restrictions imposed.
5. The *City of Brecksville Offer to Purchase and Contract Form* must be submitted with a ten percent (10%) bid deposit in the form of a cashier's check or money order made payable to: City of Brecksville. Offers without deposits will not be accepted for consideration.
6. Submit the *City of Brecksville Offer to Purchase and Contract Form* to the City of Brecksville Purchasing Office. Offers submitted are confidential and will be reviewed by staff prior to making a recommendation to Brecksville City Council.
7. Bidders identified in the *City of Brecksville Offer to Purchase and Contract Form* will be contacted as soon as possible by the City of Brecksville Purchasing Office with a status of the offer submitted and if it will be presented for Brecksville City Council for review.
8. Offers meeting the minimum bid, with a ten percent (10%) bid deposit in the form of a cashier's check or money order will be presented for review and recommendation to the Brecksville City Council. If the Brecksville City Council provisionally accepts the bid, the acceptance is not delivered to the bidder until final Brecksville City Council action adopting a resolution authorizing the sale.
9. Non-exclusive criteria for bid consideration include purchase price and time of performance.
10. The winning bidder will be responsible for all advertising costs incurred by the City of Brecksville during the bid process. The advertising costs, and other closing costs, will be added to the purchase price at closing on the property.
11. The City of Brecksville conveyances are by LIMITED WARRANTY DEED.
12. The City of Brecksville, through its duly authorized constituted officials, reserves the right to reject any, part, or all bids, to waive informality in any bid, and to hold all bids for a period of ninety (90) days before acceptance.

Owner Contact:

Becki Riser, Director of Purchasing

City of Brecksville

9069 Brecksville Road Brecksville, OH 44141

(440) 526-2622 rriser@brecksville.oh.us